



# City of Carmel

## **Carmel Advisory Board of Zoning Appeals Hearing Officer Monday, August 23, 2004**

The meeting was held at 6:15 PM in the Caucus Rooms on the Second Floor of Carmel City Hall on August 23, 2004. The Hearing Officer was Leo Dierckman.

Department of Community Services Staff in attendance: Angie Butler and Jon Dobosiewicz. John Molitor, Legal Counsel, was also present.

### **D. Public Hearing:**

#### **1-2d. Hilton Garden Inn: Signage**

The applicant seeks the following development standards variances:

**Docket No. 04060009** Chapter 25.7.02-8 (b) sign area

**Docket No. 04060010** Chapter 25.7.02-8 (c) sign not facing frontage

The site is located at 13090 N Pennsylvania St and is zoned B-2/Business within the US 31/Meridian Overlay Zone.

Filed by Jim Shinaver of Nelson & Frankenberger for Meridian Hotel Partners.

Present for the Petitioner: Jim Shinaver, 3105 East 98th Street, Suite 170, Indianapolis, and Tim Dora of Meridian Hotel Partners LLC, the owners of the real estate. This real estate is located at the southeast intersection of 131<sup>st</sup> Street and U S 31. There are building frontages adjacent to U S 31 on the west, 131<sup>st</sup> Street on the north and Pennsylvania on the east. The signs have already been located on the building. The location of the real estate, the location of the adjacent roadways and the existing tree lines are factors that support the variance requests. It would be difficult for the traffic going north on U S 31 to see any of the signs if they were in the permitted locations and the permitted size.

Members of the public were invited to speak in favor or opposition to the petition: no one appeared.

The Public Hearing was closed.

Ms. Butler gave the Department Report. The Department is in agreement with the Petitioner with regard to safety and traffic flow and recommends positive consideration.

Mr. Dierckman **APPROVED Dockets No. 04060009 V and 04060010V, Hilton Garden Inn Signage.**

#### **3-4d. Kroger @ Range Line - Signage**

The applicant seeks the following development standards variance for wall signs:

**Docket No. 04070018 V** Chapter 25.7.02-08(b) number of signs

**Docket No. 04070030 V** Chapter 25.7.02-08(b) type of sign

The site is located at 1217 S Range Line. The site is zoned B-8/Business.  
Filed by Larry Kemper of Nelson & Frankenberger for the Kroger Company.

Present for Petitioner: Larry Kemper, 3105 East 98th Street, Suite 170, Indianapolis. Also present from the Kroger Company were Dan Dicioccio, Vic Berlage, Diana Crabtree and Holly Helmling. Mike Grubb from Paul I. Cripe, Inc. was also present. The current Kroger location includes a pharmacy which will be relocated to the southwest corner of the building. Charter One Bank is interested in occupying the space currently occupied by the pharmacy. Therefore, Charter One Bank would like to have a wall identification sign on the exterior of the building on the Range Line Road frontage. The design style, size and location of that proposed sign was approved by the Special Studies Committee at the June 1 meeting. As part of relocating the pharmacy to the southwest corner of the building, Kroger will be adding a drive-thru structure on the western elevation. The design style, size and location of the drive-thru was approved at the August 3<sup>rd</sup> Special Studies Committee meeting. Kroger is proposing to add a drive-thru identification sign to the western elevation of the drive-thru for the convenience of the customers. The overall design of the proposed sign was also approved at the August 3<sup>rd</sup> meeting. The drive-thru sign would be a variance for location and the Charter One sign would be a variance for an additional sign.

Members of the public were invited to speak in favor or opposition to the petition: no one appeared.

The Public Hearing was closed.

Ms. Butler gave the Department Report. The Department is in agreement with the Petitioner and recommends positive consideration.

Mr. Dierckman **APPROVED Dockets No. 04070018 V and 04070030 V, Kroger @ Range Line – Signage**

**5d. Woodland Golf Club, Lot 9**

The applicant seeks the following development standards variance:

**Docket No. 04080018 V** Chapter 26.02.19 established building setbacks

The site is located at 1904 E. 110<sup>th</sup> St. The site is zoned S-2/Residence.

Filed by Mr. & Mrs. Bromm.

Present for the Petitioner: Richard Bromm. The purpose of the variance is to save some mature trees and keep the green area nicer when they tear down the old house and build a new house.

Members of the public were invited to speak in favor or opposition to the petition: no one appeared.

The Public Hearing was closed.

Ms. Butler gave the Department Report. There have been at least two other houses on this street that have built closer than the platted setback line. The Department recommends positive consideration.

Mr. Dierckman **APPROVED Docket No. 04080018 V, Woodland Golf Club, Lot 9.**

**E.**     Old Business.

None

**F.**     New Business.

None

**G.**     Adjourn.

The meeting was adjourned at 6:40 PM.

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Leo Dierckman, Hearing Officer

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Connie Tingley, Secretary

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